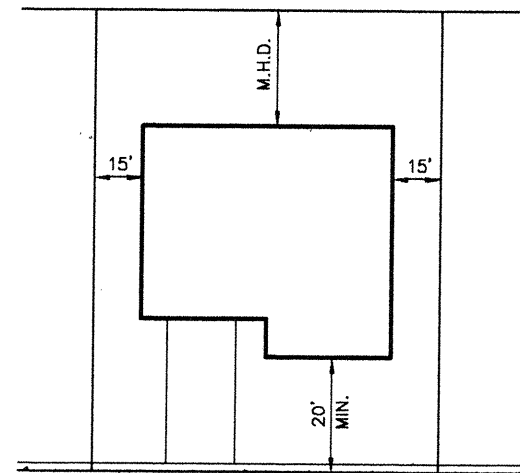
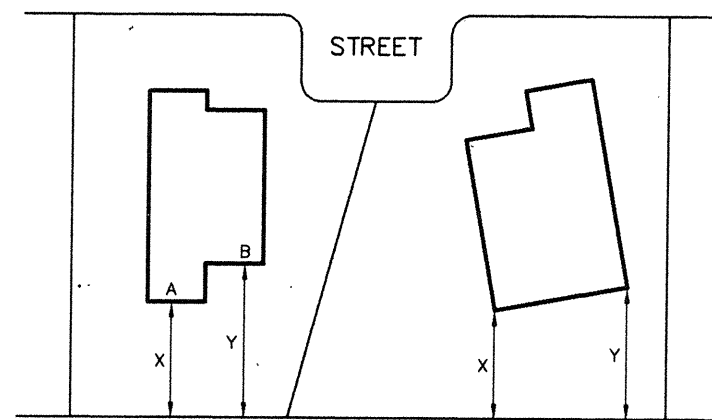


LOCATION MAP



TYPICAL LOT

NOT TO SCALE



M.H.D.  $\frac{(X) + (Y)}{2} = 20'$   
M.H.D.  $\frac{X + Y}{2} = 20'$   
X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

PREVIOUS DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - 1) R - 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.22 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 59.4%
TOTAL SPACE	= 31.715 ACRES
OCCUPIED SPACE	3.049 ACRES
STREET PAVEMENT AND ISLANDS	1.639 ACRES
DRIVEWAYS (TYPICAL 20 X 35)	8.196 ACRES
HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3500 SF)	12.884 ACRES
TOTAL	
NET OPEN SPACE	= 12.884 ACRES
	= 31.715 ACRES
OPEN SPACE RATIO	= 0.406

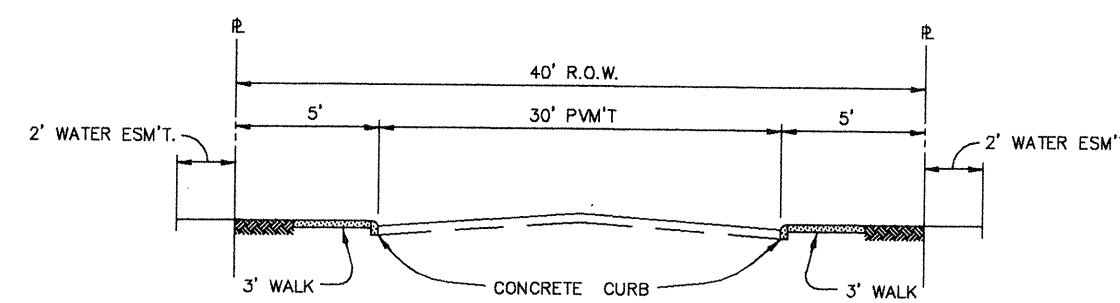
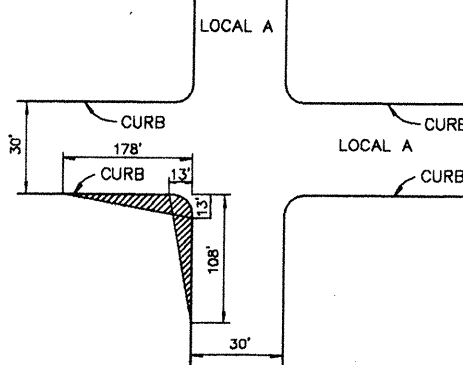
PROPOSED DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - 1) R - 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 2.87 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 64.6%
TOTAL SPACE	= 22.313 ACRES
OCCUPIED SPACE	1.726 ACRES
STREET PAVEMENT AND ISLANDS	1.028 ACRES
DRIVEWAYS (TYPICAL 20 X 35)	5.142 ACRES
HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3500 SF)	7.896 ACRES
TOTAL	
NET OPEN SPACE	= 7.896 ACRES
	= 22.313 ACRES
OPEN SPACE RATIO	= 0.354

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
RIGHT-EQUATION D  
 $L=13 \left( \frac{ISD}{100} \right) \left( \frac{13+W/2+K_p}{100} \right) - 4 = 108 \text{ FT.}$   
 $R=0.65 \left( \frac{ISD}{100} \right) - \left( \frac{W/2+K_p}{100} \right) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_p=7 \text{ } K_D=2$



TYPICAL STREET SECTION

ENVIRONMENTAL NOTES:

- Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
  - A set of site specific plans which must have the signature and seal of an Engineer, registered in the State of Texas.
  - A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan (WPAP) for the site.
  - A copy of the approved Water Pollution Abatement Plan.
  - A Stage 2 Stormwater Abatement Plan design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water needs (i.e. use of native plants).
- There will be no storage of hazardous chemicals on this tract.
- That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code. No pre-blasting for utility lines should be permitted prior to submission and approval of an organized Sewer Collection System Plan.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission (TNRCC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461 Ext 1303.

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.
- B.S.L. = BUILDING SETBACK LINE.

01 JAN 31 1994  
RECEIVED  
DEPT. OF PUBLIC WORKS  
LAND DEVELOPMENT SERVICES  
Revision to P.U.D. # 94-022A  
APPROVED  
2-6-94  
Date

- 64 RESIDENTIAL UNITS
- TOTAL ACREAGE 31.715 ACRES
- LOTS 1 & 180 ARE COMMON OPEN AREAS (0.941 AC.)
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 180 IS A WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE TV, DRAINAGE AND ACCESS EASEMENT.

OWNER/DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.  
1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TEXAS 78216-7808

"A PLANNED UNIT DEVELOPMENT"

REVISED P.U.D. PLAN # 94-022A

for

BLANCO BLUFFS UNIT 2



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd. Suite 180 South - San Antonio, Texas 78213 - (210) 34-5351

REVISIONS:  
10/13/94

JOB NO. 45578.00

FILE: \_\_\_\_\_

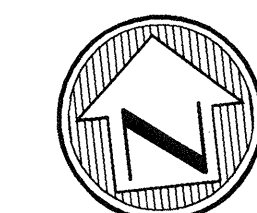
DATE: 05/09/94

DESIGN: J.N.

DRAWN: B.E.C.

CHECKED: \_\_\_\_\_

SHEET 1 OF 1



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

#94-022A

G:\land development\Blanco Bluffs Unit 2\dwg\Bluffs-pud2.dwg, 01/30/01 03:54:41 PM, RANDY RUSSELL